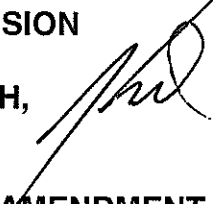


# Staff Report City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF SEPTEMBER 7, 2011

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH,   
DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT (GPA) NO. 11-07, ZONE  
CHANGE (ZC) NO. 11-08, TENTATIVE PARCEL MAP (TPM) NO.  
11-92 AND PRECISE PLAN OF DESIGN (PPD) NO. 11-09

### SUMMARY

A proposed expansion of an existing 83-bed skilled nursing facility. The project would include the construction of a new 46 unit (53-bed) assisted living residence which includes a secured memory care unit for up to 28 residents. The proposed GPA would change the existing land use designation from High Density Residential to Healthcare, and the proposed zone change would change the existing zoning from Multiple-Family (R-3) to Institutional. The Parcel Map would merge the existing project site with the adjacent parcel to the west to create one parcel totaling three acres. The project site is located at 25383 Cole Street in a Multiple-Family Residence (R-3) Zone (see Attachment 1A, Site Location Map).

### RECOMMENDATION

The recommendation is that the Planning Commission takes the following actions:

1. Adopt the Mitigated Negative Declaration (Attachment 1B); and,
2. Approve General Plan Amendment No.11-07, Zone Change No. 11-08 and Tentative Parcel Map (TPM) No. 11-92 based on the Findings, and
3. Approve Precise Plan of Design No. 11-09, based on the findings and subject to the attached Conditions of Approval (Attachment 1C).

### BACKGROUND

On August 3, 2011, the Planning Commission reviewed the project and requested that the applicant address specific design concerns that were raised during the public hearing. Specifically, the Commission requested more delineation at the front entry of the project site and expressed concern over the distance of the parking area to the entrances of the facility. The Commission was also concerned over the lack of natural lighting within the long corridors of the building and the lack of architectural interest and

sun control on the west and south elevations of the building. Based on the preceding, the project was continued to the September 7, 2011 meeting.

A detailed chronology of the project review process and landmark dates are available for review in Attachment 1, Planning Commission Staff Report (August 3, 2011).

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

The project is subject to the California Environmental Quality Act (CEQA) and an Initial Study was prepared to address the potential environmental impacts of the project. The Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration of Environmental Impact for the project was posted and noticed for the CEQA mandatory, 20-day public review period, which began on July 14, 2011 and ended on August 3, 2011. No public comments on the environmental document were submitted to the City during the public review period. A copy of the NOI/Initial Study is available in Attachment 1B.

## **ANALYSIS**

### **Front Entry and Parking**

As indicated, the Planning Commission was concerned that the front entry to the facility was hard to identify and that parking was too far away from the main entrance. In response, the applicant redesigned the front driveway from a two-way to a one-way entrance which establishes the entry and drop off point to the facility. Furthermore, the applicant also provided two additional parking spaces at the front of the facility. (see Attachment 2).

### **Interior Lighting**

In reviewing the project the Planning Commission had some concerns over the lighting in the long hallways and corridors within the structure. The applicant addressed the issue by adding sky lights to both the first and second story hallways of the building. Additionally, the applicant has also increased the size of the garden on the first floor by almost 200 square feet which allows more natural light within the interior of the facility.

### **Exterior Elevations**

The Commission had asked for additional architectural articulation and sun control especially on the west and south elevations. The applicant responded by adding window shades on the south elevation of the structure and columns through out in order to break up the flat architectural plane of these elevations. The columns also establish a more pronounced entrance point on the west side of the building.

A detailed staff analysis of the project is available in the August 3, 2011 Planning Commission Staff Report (Attachment 1).

## **CONCLUSION**

Staff recommends approval of the project because it will be in compliance with the General Plan and the LLMC Code requirements. The applicant has worked closely with staff and has made every effort possible to address the concerns of the Planning Commission. The assisted living use is compatible with the existing and future uses in the surrounding area. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval.

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Staff Report prepared by:

Allan Penaflorida,  
Assistant Planner

## **ATTACHMENTS**

1. Planning Commission Staff Report (August 3, 2011)
  - A. Vicinity Map
  - B. Mitigated Negative Declaration (NOI/Initial Study)
  - C. Conditions of Approval
  - D. Project Plans
2. Revised Project Plans

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